

# Unit 1109 - Jade Brickell

1109 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11642624
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,695,000
List PPSF:	\$980
Valuated Price:	\$1,595,000
Valuated PPSF:	\$922

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	338
Number of active listings for rent:	16
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

## Building Association Information

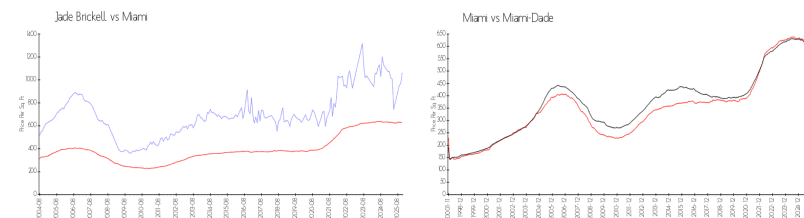
Jade at Brickell Bay Condominium  
(305) 533-1945

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1908	1,529 sq ft	Dec 2025	\$1,250,000	\$818
1201	1,878 sq ft	Dec 2025	\$1,650,000	\$879
4211	3,415 sq ft	Dec 2025	\$4,200,000	\$1,230
1406	895 sq ft	Nov 2025	\$775,000	\$866
2705	2,130 sq ft	Nov 2025	\$2,175,000	\$1,021

## Market Information

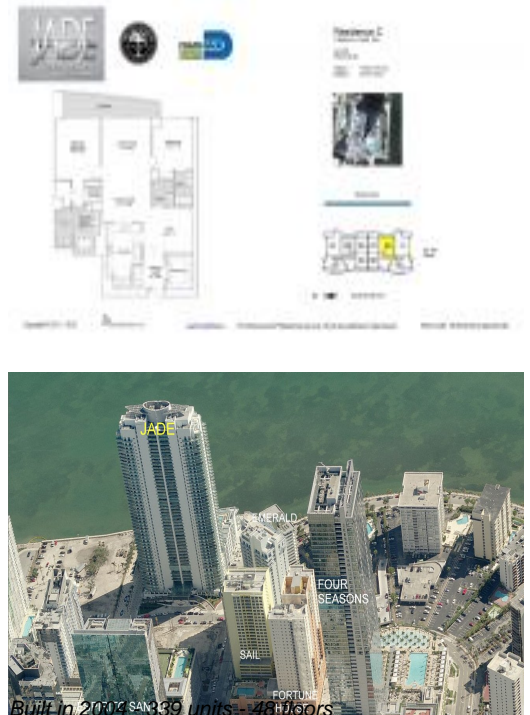


Jade Brickell:	\$1062/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Jade Brickell	6%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

90 days  
70 days  
77 days